

**OWNER'S CERTIFICATE**  
 (State of Kansas) SS  
 (County of Riley) SS  
 This is to certify that the undersigned are the owners of record of the land hereon described on this plat, and that the undersigned have caused the same to be surveyed and subdivided as herein set forth. The undersigned, as such owners, do hereby state that all street right-of-ways as shown on this plat are hereby dedicated to the public. An easement and license to locate, construct, operate, inspect, replace and maintain, or authorize the location, construction, operation, inspection, replacement and maintenance of poles, wires, conduits, water, gas and sewer pipes, required drainage channels or structures; hard and impervious surfaces; or other structures necessary to carry out the function of the easement, upon the area marked for easements on this plat is also hereby dedicated to the public. When, and if, used on this plat, the term "Utility" shall include, by way of example, but not limited to sewer, water, gas, electricity, cable tv, and telephone. When, and if, used on this plat, the term "Travel" shall include all forms of travel, by whatever means, unless the term is limited by other words or phrases, such as "Pedestrian Travel", etc. The undersigned acknowledges that pursuant to K.S.A. 12-406, the dedication of right-of-ways and easements to the public constitute a conveyance thereof to the City of Manhattan, Kansas, in trust, for the uses named, expressed or intended.

Given under my hand at Manhattan, Kansas this 13 day of April, A.D., 2015.

Westport Commons Development, LLC  
 A Kansas Limited Liability Company  
 Angela R. Schultz, Authorized Officer

**NOTARY CERTIFICATE**  
 (State of Kansas) SS  
 (County of Riley) SS  
 Be it remembered, that on this 13 day of April, A.D., 2015, before me, the undersigned, a Notary in and for the County and State aforesaid, came Westport Commons Development, LLC, a Kansas Limited Liability Company, Angela R. Schultz, Authorized Officer, personally known to me to be the same persons who executed the foregoing owners' certificate, and duly acknowledge their execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

ALCID T. ARPIN  
 NOTARY PUBLIC  
 STATE OF KANSAS  
 My commission expires 6/19/18

**MANHATTAN URBAN AREA PLANNING BOARD**  
 (State of Kansas) SS  
 (County of Riley) SS  
 Approved this 23 day of March, A.D., 2015.

Manhattan Urban Area Planning Board  
 City of Manhattan, Kansas

Chairperson Anil Ambekar Secretary Chris Johnson

Member Shirley Bell Member Gary Still Gary Still  
 Member Binda Morse Member Wendy Reynolds Wendy Reynolds

**CERTIFICATE OF THE CITY COMMISSION**  
 (State of Kansas) SS  
 (County of Riley) SS  
 The dedicated public rights-of-way and easements, as shown on this plat, are hereby accepted by the City Commission of the City of Manhattan, Kansas, as of this 7 day of April, 2015.

The City Commission of the City of Manhattan, Kansas hereby vacates any, and all, public rights-of-ways and easements that previously existed within the boundary of this plat prior to the approval hereof.

Governing Body of the City of Manhattan, Kansas.

Attest: Wesley Butler Mayor  
 City Clerk

USD 383 MARLATT ELEMENTARY  
 \*BM #22

C/4 Cor.  
 Sec. 12, T10S, R7E  
 Found 3/4" Iron Bar  
 w/Bartlett & West Cap  
 N. 1828.55 E. 3625.25

**FEMA FLOOD NOTE:**  
 This tract lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map Panel No. 20181C0363G, dated July 6, 2010. The Preliminary Flood Insurance Rate Maps, anticipated to be adopted in March 2015, show the tract to lie within Zone X (Areas determined to be outside of the 0.2% annual chance floodplain).

**DETENTION POND FLOOD NOTE:**  
 This Detention Pond will flood to elevation 1070.4' (10 Year Storm) and 1074.8' (100 Year Storm). The Channel located easterly of Lot 9 and Lot 10 will flow at a depth of 3.1' (10 Year Storm) and 4.3' (100 Year Storm).

**LEGEND**

▲	Found 3/4" Iron Bar w/S&E Cap, unless noted otherwise.	////	No Vehicular Access
○	Set 1/2" x 24" Iron Bar w/BG Cap	▨	Building Setback
x	Point Not Set	▩	Travel Easement
5	Proposed Lot Number	▩	Utility Easement
38	Existing Lot Number	▩	Drainage Easement
		▩	Travel Easement
		▩	Utility & Drainage Easement
		▩	Drainage Easement

**CERTIFICATE OF THE REGISTER OF DEEDS**  
 (State of Kansas) ss Rec'd #23.00  
 (County of Riley)

This instrument was filed for record on the 17 day of April, A.D., 2015 at 2:15 o'clock P. m., and duly recorded in Book K on Page 785.

Register of Deeds: Debra J. Register  
 Debra J. Register

Deputy: Amy M. Mangas  
 Amy M. Mangas

**SURVEYOR'S REVIEW CERTIFICATE**  
 This survey has been reviewed and approved for filing pursuant to and in compliance with K.S.A. 58-2005, as amended, and K.A.R. 66-12-1, as amended. No other warranties are extended or implied.

Date: 3/18/15  
 Approved: Tim Sloan Lic. No. 783

**SURVEYOR'S CERTIFICATE**  
 (State of Kansas) SS  
 (County of Riley) SS  
 I, the undersigned do hereby certify that I am a Registered Land Surveyor in the State of Kansas with experience and proficiency in land surveying and that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of the Manhattan Urban Area have been complied with in the preparation of this plat, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

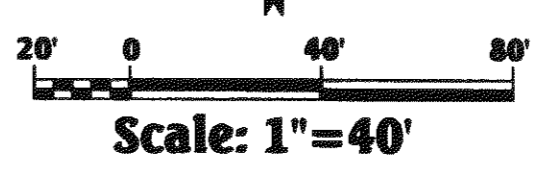
Given under my hand and seal at Manhattan, Kansas this 15 day of March, A.D., 2015.

BG CONSULTANTS, INC.  
 4806 Vue Du Lac Place  
 Manhattan, Kansas 66503  
 (785) 537-7448 ext. 1135

BY: Fred Gibbs, R.L.S.  
 Fred Gibbs, R.L.S.  
 REGISTERED LAND SURVEYOR

**LOT SIZE**

Lot Number	Square Feet	Acres
Lot 17	10,350	0.237
Lot 18	9,315	0.214
Total	19,665	0.451



- Notes:**
- All development within the Westport Commons, Unit Four, Commercial Planned Unit Development shall conform to the approved Final Development Plan and Ordinance No. 6820, dated March 23, 2010, (as may be amended).
  - The Restrictive Covenant filed at Book 841, pages 2760-2761 and which refers to a "Travel Easement" reflected on the Final Plat of Westport Commons, Unit Two, is deemed to now refer to Pembroke Place and Browning Place, as shown hereon.
  - The Amended Agreement Creating A Restrictive Covenant, filed at Book 841, Page 2762, and which refers to the Detention Area, Detention Pond and Drainage Area, all reflected on the Final Plat of Westport Commons, Unit Two, is deemed to now refer to those areas as shown hereon.
  - Lot 14 is a Common Area for the benefit of Lots 5, 6, 7, 9 and 10, Westport Commons, Unit Two and Lots 15 and 16, Westport Commons, Unit Three, Additions in the City of Manhattan, Riley County, Kansas. No Buildings are to be constructed on Lot 14, Westport Commons, Unit Three.

**Bench Mark Summary**

BM #3 - Chiseled "□" cut on W. Back of Curb on Browning Ave. N. 1035.79 E. 941.64 Elev. = 1095.34
BM #12 - Chiseled "□" cut on E. Back of Curb on Westport Dr. N. of Williamsburg Dr. Entrance N. 919.64 E. 1430.52 Elev. = 1104.26
BM #22 - Chiseled "□" cut on N. Back of Curb on Dickens Ave. N. 1843.90 E. 1327.42 Elev. = 1079.92

**OWNER/DEVELOPER:**  
 Westport Commons Development, LLC  
 1213 Hyton Heights, Suite 129  
 Manhattan, KS 66502  
 (785) 539-9599  
 www.schultzconst.com

**DESIGNER:**  
 BG Consultants, Inc.  
 4806 Vue Du Lac Place  
 Manhattan, KS 66503  
 (785) 537-7448 Ext. 1135  
 www.bgcons.com

**Description:**  
 All of Lot 9 and Lot 10 of Westport Commons Unit Two, A Commercial Planned Unit Development, an Addition in the City of Manhattan, Riley County, Kansas

**FINAL PLAT**  
**WESTPORT COMMONS**  
**UNIT FOUR**  
 A Commercial Planned Unit Development  
 an Addition in the City of Manhattan,  
 Riley County, Kansas

Prepared By:  
**BG Consultants, Inc.**  
 ■ Engineering ■ Architecture ■ Surveying

March 2015 K-785 15-1125M